

ATTACHMENT 1

EXHIBIT A – FINDINGS DRC2014-000121 / BENNETT

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 4, 2015 for this project. Mitigation measures are proposed to address Aesthetics and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies. The project is consistent with Conservation and Open Space Element policies VR 9.3 and 9.4 since it incorporates a stealth design that blends with the rural landscape of the project site and its surroundings and therefore will not be discernible to the public as a wireless communications facility.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code. The project meets the visual screening standard for wireless communications facilities since it incorporates a stealth design that blends with the rural, agricultural landscape of the project site and its surroundings and therefore will not be discernible to the public as a wireless communications facility.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns. The applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency (RF) electromagnetic fields. According to the RF report for this project (Hammett & Edison; March 20, 2015), the maximum level of RF emissions from the proposed facility would be equivalent to 17% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building (including the nearby residence) is 4.7 percent of the public exposure limit.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development. The project incorporates a stealth design which is designed to blend in with the surrounding natural features. The facility would not be noticeable to the public as a wireless communications facility, and would therefore not alter the visual character of the area.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road (Manuela Way) constructed to a level able to handle any additional traffic associated with the project. Once constructed,

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the proposed project would be anticipated to result in approximately two vehicle trip every six to eight weeks for routine maintenance. This small amount of additional traffic would have a negligible effect on existing levels of service for County roadways and intersections.